



AGENDA OF THE ZONING & PLANNING BOARD OF APPEALS

**MONDAY, DECEMBER 17, 2018, 5:30 PM
CITY HALL, ROOM 604**

A. Roll Call.

1. Members: Don Carlson - Chair, Gregory Babcock - Vice Chair, Tommy Everman, Noel Halvorsen and Jim Hutchison
2. Does anyone need to abstain from voting? Who was out to the property? Did you speak to anyone regarding this variance request?

B. Approval of the Agenda.

1. Approval of the agenda for the December 17, 2018, meeting of the Zoning & Planning Board of Appeals.

C. Approval of Minutes.

1. Approval of the minutes from the November 19, 2018, meeting of the Zoning & Planning Board of Appeals.

D. Regular Business.

1. Steven M. Bieda, on behalf of Great Lakes Homes, LLC, property owner, proposes building and site alterations within the AE District of the 100 year floodplain and Low Density Residential (R1) District at 3579 Van Laanen Road. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-1330(a)(1) fill area (Ald. B. Dorff, District 1).
2. Dalton Ruesch, on behalf of Ruesch Management Systems, LLC, property owner, proposes to construct a new detached accessory structure in a Low Density Residential (R1) District at 997 Shawano Avenue. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-615, Table 6-4, maximum size 2nd structure (Ald. B. Johnson, District 9).

3. Randall Dyle, property owner, proposes to retain a widen a driveway in a Low Density Residential (R1) District at 1031 Holzer Street. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-1705, driveway taper (Ald. R. Scannell, District 7).

E. Informational.

1. Date of next meeting: January 21, 2019 in Room 310.

F. Adjournment.

- 1) THIS MEETING IS RECORDED: THE VIDEO OF THIS MEETING AND MINUTES ARE AVAILABLE ONLINE AT www.greenbaywi.gov
- 2) ACCESSIBILITY: Any person wishing to attend who requires special accommodation because of a disability, should contact the City Safety Manager at 920-448-3125 at least 48 hours before the scheduled meeting time so that arrangements can be made.
- 3) QUORUM: Please take notice that a majority or quorum of the Common Council will attend this Zoning & Planning Board of Appeals meeting and will constitute a meeting of the Common Council for purposes of discussion and information gathering relative to this agenda.
- 4) REPRESENTATION: The party requesting the communication, or their representative, should be present at this meeting.



MINUTES OF THE ZONING & PLANNING BOARD OF APPEALS

**MONDAY, NOVEMBER 19, 2018, 5:30 PM
CITY HALL, ROOM 604 - THE HARRY MAIER ROOM**

A. ROLL CALL.

I. Members: Don Carlson - Chair, Gregory Babcock - Vice Chair, Tommy Everman, Noel Halvorsen and Jim Hutchison

Members Present: Gregory Babcock, Don Carlson, Tommy Everman, Jim Hutchison, Absent: Noel Halvorsen

2. Does anyone need to abstain from voting? Who was out to the property? Did you speak to anyone regarding this variance request?

All stated no to all questions.

B. APPROVAL OF THE AGENDA.

I. Approval of the agenda for the November 19, 2018, meeting of the Zoning & Planning Board of Appeals.

Don Carlson asked if there were any changes that needed to be made. All stated no. No vote taken to approve the agenda.

C. APPROVAL OF MINUTES.

I. Approval of the minutes from the October 17, 2018, meeting of the Zoning & Planning Board of Appeals.

Moved by Gregory Babcock, seconded by Tommy Everman to approve the minutes. Motion carried.

Yes- Don Carlson, Gregory Babcock, Tommy Everman, Jim Hutchison, No- None, Abstain- None

D. REGULAR BUSINESS.

1. Darren Stock, property owner, proposes to install a deck to the rear of a principal dwelling in a Low Density Residential (R1) District at 215 South Platten Street. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-604, Table 6-2, rear yard setback (Ald. C. Wery, District 8).

Moved by Tommy Everman, seconded by Gregory Babcock to grant the variance as requested. Motion carried.

Yes- Don Carlson, Gregory Babcock, Tommy Everman, Jim Hutchison, No- None, Abstain- None

2. Peter and Michelle Wainio, property owners, propose to retain deck to a principal dwelling in a Low Density Residential (R1) District at 709 North Locust Street. The applicants request to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-604, Table 6-2, front yard setback (Ald. M. Steuer, District 10).

Moved by Tommy Everman, seconded by Jim Hutchison to grant the variance as requested. Motion carried.

Yes- Don Carlson, Gregory Babcock, Tommy Everman, Jim Hutchison, No- None, Abstain- None

3. Dennis Bailey, property owner, proposes to retain an existing a fence installed in a Low Density Residential (R1) District at 621 Challenger Drive. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-521(a) (1) fence setback. (Ald. V. Corpus-Dax, District 2).

Moved by Gregory Babcock, seconded by Tommy Everman to deny the variance as requested. Motion carried.

Yes- Don Carlson, Gregory Babcock, Tommy Everman, No- Jim Hutchison, Abstain- None

4. Phil Bredael, The Remodel Shop, on behalf of Debbie Trepanier, property owner, proposes to reconstruct a garage on its same footprint in a Low Density Residential (RI) District at 600 16th Street. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-609 maximum impervious surface (Ald. B. Johnson, District 9).

Moved by Tommy Everman, seconded by Gregory Babcock to defer consideration for up to 60 days. Motion carried.

Yes- Don Carlson, Gregory Babcock, Tommy Everman, Jim Hutchison, No- None, Abstain- None

5. Taylor VandenBush, on behalf of Paula J. Reynolds, property owner, proposes to expand an existing driveway in a Low Density Residential (RI) District at 516 Northern Avenue. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-1709(b)(1), side yard setback (Ald. R. Scannell, District 7).

Moved by Gregory Babcock, seconded by Jim Hutchison to defer consideration for 60 days. Motion carried.

Yes- Don Carlson, Gregory Babcock, Jim Hutchison, No- Tommy Everman, Abstain- None

6. Randall Dyle, property owner, proposes to retain a widen a driveway in a Low Density Residential (RI) District at 417 Robert Lane. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-1705, driveway width (Ald. V. Corpus-Dax, District 2).

Moved by Gregory Babcock, seconded by Tommy Everman to grant the variance as requested. Motion carried.

Yes- Don Carlson, Gregory Babcock, Tommy Everman, Jim Hutchison, No- None, Abstain- None

7. Maria Mendez, property owner, proposes to widen an existing driveway in a Low Density Residential (RI) District at 920-922 Abrams Street. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-1705, residential driveways (Ald. A. Nicholson, District 3).

Moved by Gregory Babcock, seconded by Jim Hutchison to deny the variance as requested. Motion carried.

Yes- Don Carlson, Gregory Babcock, Tommy Everman, Jim Hutchison, No- None, Abstain- None

E. INFORMATIONAL.

I. Date of next meeting: December 17, 2018.

F. ADJOURNMENT.

Moved by Gregory Babcock, seconded by Don Carlson to adjourn. Motion carried.

Yes- Don Carlson, Gregory Babcock, Tommy Everman, Jim Hutchison, No- None, Abstain- None



Report to the
Zoning & Planning Board of Appeals
of the City of Green Bay

MEETING DATE

December 17, 2018

PREPARED BY

Paul Neumeyer, Staff

AGENDA ITEM # D.I.

Steven M. Bieda, on behalf of Great Lakes Homes, LLC, property owner, proposes building and site alterations within the AE District of the 100 year floodplain and Low Density Residential (R1) District at 3579 Van Laanen Road. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-1330(a)(1) fill area (Ald. B. Dorff, District 1).

BACKGROUND**RECOMMENDATION****FISCAL IMPACT****ATTACHMENTS**

1. 3579 Van Laanen Rd
2. X-869

P# 75339

Appeal # 18-072

City of Green Bay
Zoning & Planning Board of Appeals

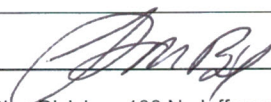
Application for Variance

Complete each section, sign, and return to the address below. Please note, notifications are made using certified mail; mailing addresses of property owner and applicant must include street information. **DO NOT USE PO BOX NUMBERS.** Incomplete applications will be returned without board action.

Date Filed: 11/2/18 Receipt #: _____ ☒ Residential (\$75) ☐ Commercial (\$150) Hearing Date: _____

1. Identify affected property			
Address: 3579 Van Laanen Road	Parcel No.: 22-58	Zoning: R-1	District: 1
2. Property Owner & Mailing Address		3. Applicant & Mailing Address (other than Property Owner)	
Name Great Lakes Homes LLC	Name Steven M. Bieda		
Street Address 1822 University Ave	Street Address 400 Security Blvd, STE 1		
City/St/Zip Green Bay, WI 54302	City/St/Zip Green Bay, WI 54313		
Phone No. 920-973-1613	Phone No. 920-434-9670		
4. Describe proposed plan			
Owner wishes to floodproof the bayside wall of his house. Fill will be brought in to raise the grade on the west end of the house which is currently below the Base flood Elevation of 588.0			
5. List variances required to implement the proposed plan (include ordinance numbers and short explanation of each)			
A variance is being requested for less than 15 feet of fill at 1 foot above flood elevation from the structure. Ordinance 13-1330(2)(c) states that fill to at least 1 foot above the 100-year regional flood line for a distance of 15 feet beyond the structure must be placed.			
6. Describe what hardships are imposed by zoning ordinances listed in section 5 making conformity unfeasible or unnecessarily burdensome			
The existing house is at 14.5 feet from the property line, and filling to 15 feet beyond the house, plus the required sloping to existing ground would put fill onto the neighbors property.			
7. Describe what unique physical characteristics affect this property which prevent you from complying with the zoning ordinance			
The existing house, which was built over 30 years ago, is at 14.5 feet from the property line. The house currently has a walkout level on the West side of the house.			
8. Describe how granting this variance will neither harm public interest nor undermine the purpose of the ordinance			
No surrounding properties will be harmed by granting this variance as we are requesting the variance to prevent filling the neighboring property. Fill will be placed to 15 feet from structure where achievable. The maximum amount of fill will be placed on the North side without encroaching onto the neighbors lot.			
9. Prepare and submit thirteen (13) copies of a site plan detailing your request completely and any addition information which will support your variance request			

Signature



10/29/18

☐ Property Owner ☒ Applicant

Inspection Division 100 N. Jefferson St, Room 403

Green Bay, WI 54301-5026

920.448.3300

fax 920.448.3117



North



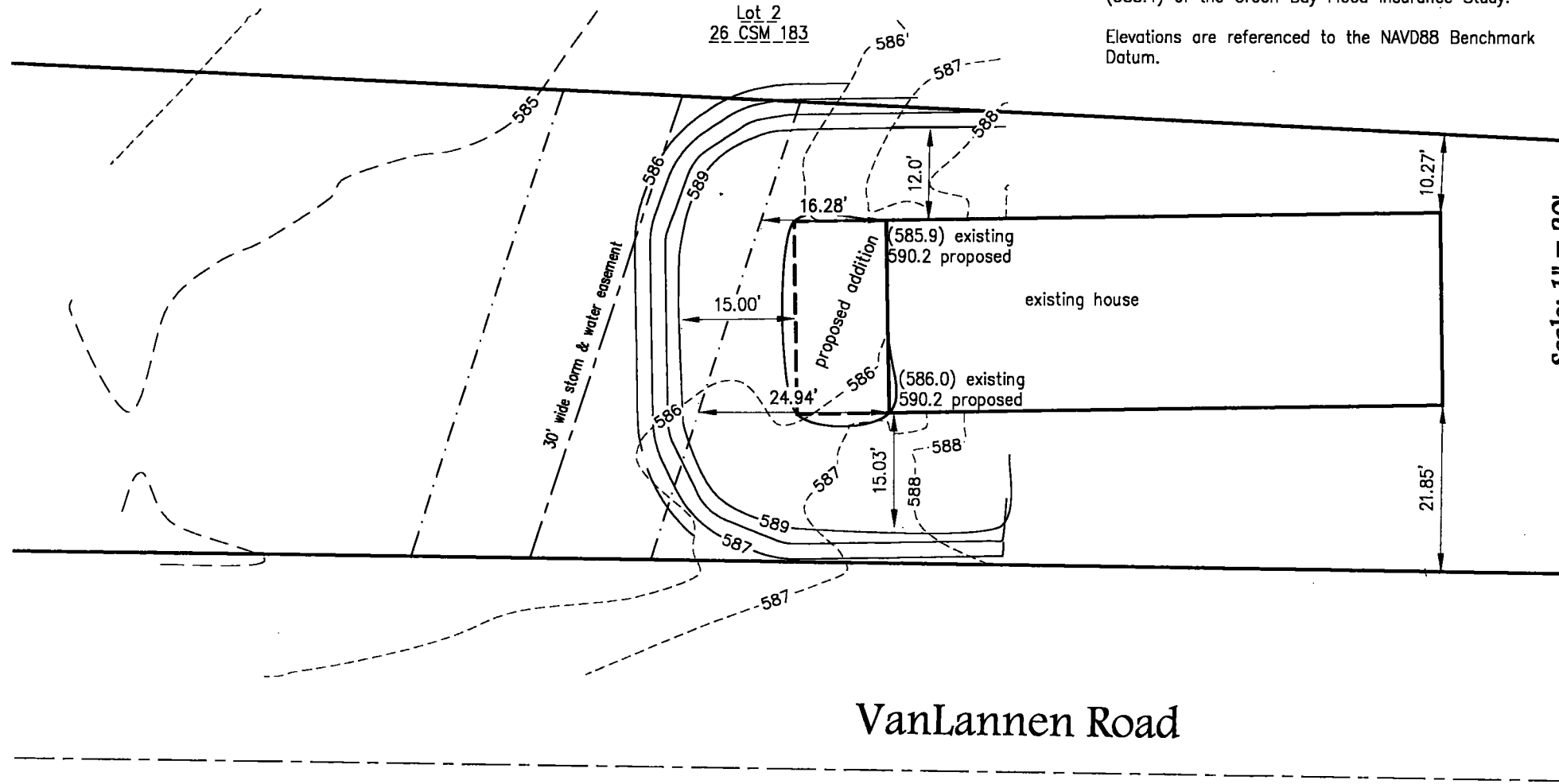
Site Plan

Part of Government Lot 1, Section 12, T24N-R21E, City of Green Bay, Brown County, Wisconsin.
~3579 Van Laanen Road~



According to FEMA FIRM Map 55009C0184F, dated August 18, 2009 (City of Green Bay Community Number 550022), the 100-year floodplain elevation is 588.0 between transect line 21 (588.0) and 22 (588.4) of the Green Bay Flood Insurance Study.

Elevations are referenced to the NAVD88 Benchmark Datum.



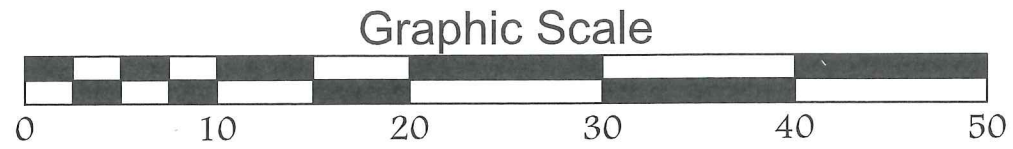
Scale: 1" = 20'

Sheet One of One
Project No.: R-10491
Drawing No.: L-10540
Fieldwork Completed: 10/19/18

Mau & Associates, LLP
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9670 Website: www.mau-associates.com
400 Security Blvd, Green Bay, WI 54313

Client: Great Lakes Homes
Tax Parcel: 22-58
Drafted By: MRA
File: R-10491Elev 101618.dwg
Data File: R-10491.txt

Steven M. Bieda
PLS-2275
November 19, 2018



Lot 2
26 CSM 183

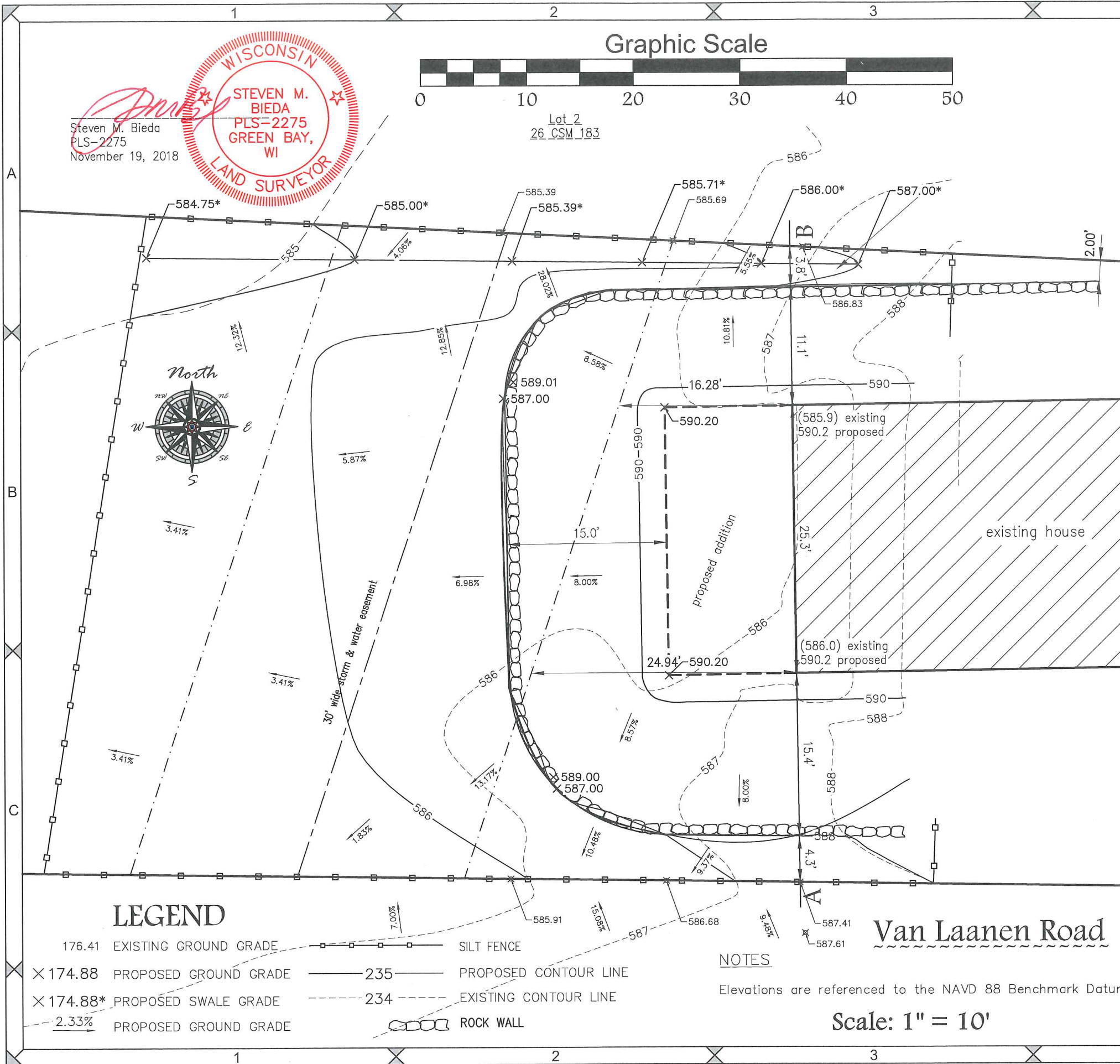
Exhibit

Part of Government Lot 1, Section 12, T24N-R21E,
City of Green Bay, Brown County, Wisconsin.
~3579 Van Laanen Road~

Sheet One of One
Project No.: R-10491
Drawing No.: X-869
Fieldwork Completed: 10/19/18

Mau & Associates, LLP
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9670 Website: www.mau-associates.com
400 Security Blvd, Green Bay, WI 54313

Client: Great Lakes Homes
Tax Parcel: 22-58
Drafted By: ZRH
File: R-10491Exhibit 111918.dwg
Data File: R-10491.txt



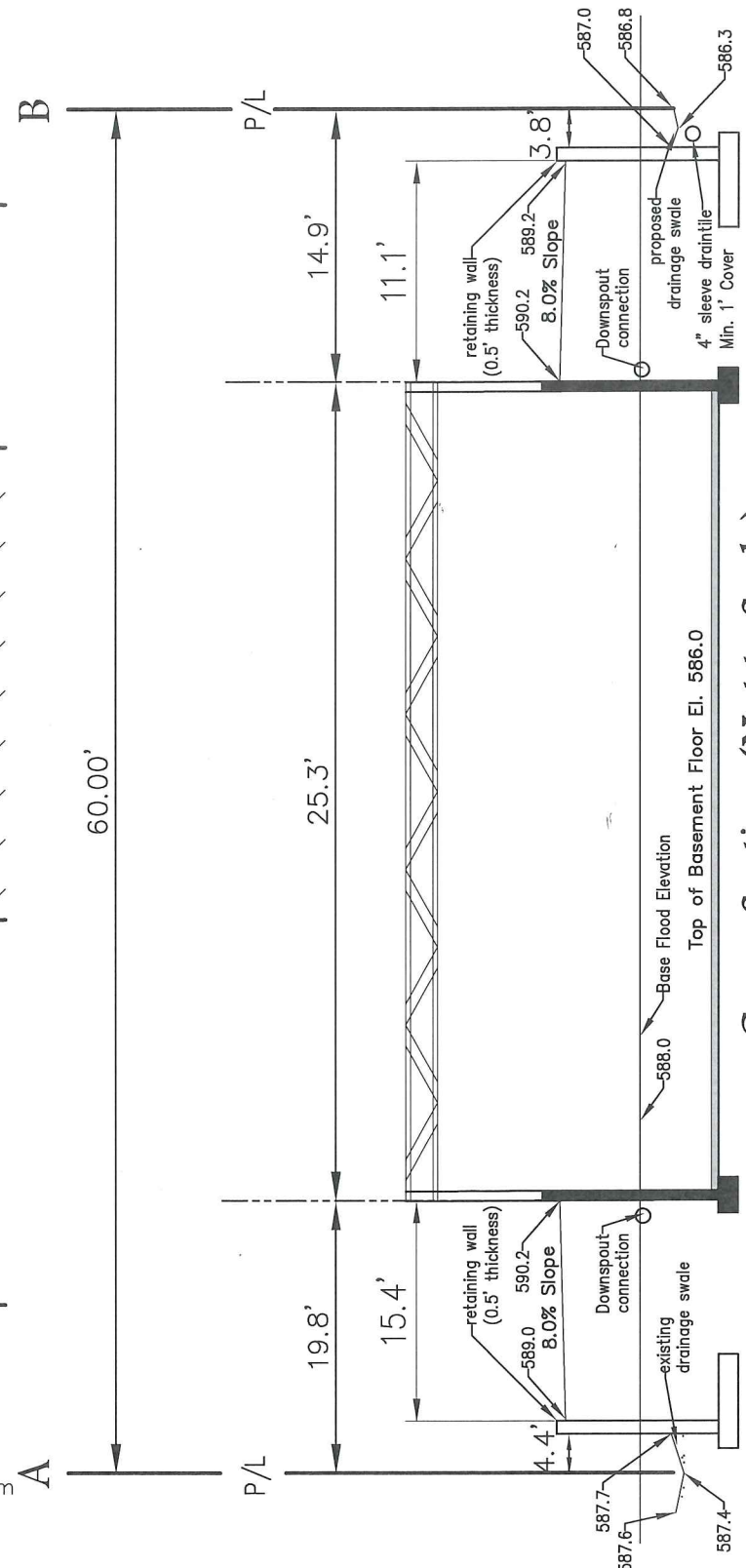
LEGEND

- | | | | |
|-------------|-----------------------|-----------------|-----------------------|
| 176.41 | EXISTING GROUND GRADE | — 235 — | SILT FENCE |
| × 174.88 | PROPOSED GROUND GRADE | - - - 234 - - - | PROPOSED CONTOUR LINE |
| × 174.88* | PROPOSED SWALE GRADE | | EXISTING CONTOUR LINE |
| - - - 2.33% | PROPOSED GROUND GRADE | | ROCK WALL |

NOTES

Elevations are referenced to the NAVD 88 Benchmark Datum

Scale: 1" = 10'



Cross-Section (Not to Scale)



Report to the
Zoning & Planning Board of Appeals
of the City of Green Bay

MEETING DATE

December 17, 2018

PREPARED BY

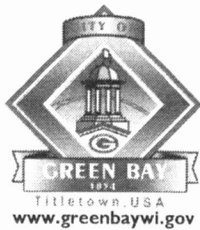
Paul Neumeyer, Staff

AGENDA ITEM # D.2.

Dalton Ruesch, on behalf of Ruesch Management Systems, LLC, property owner, proposes to construct a new detached accessory structure in a Low Density Residential (RI) District at 997 Shawano Avenue. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-615, Table 6-4, maximum size 2nd structure (Ald. B. Johnson, District 9).

BACKGROUND**RECOMMENDATION****FISCAL IMPACT****ATTACHMENTS**

- I. 997 Shawano Ave



Zoning & Planning Board of Appeals

VARIANCE
APPLICATION

Department of Community
and Economic Development
100 N. Jefferson Street, Rm 608
Green Bay, WI 54301-5026
(920) 448-3300 - phone
(920) 448-3426 - fax
www.greenbaywi.gov

Application Deadline: First Tuesday of the Month at 12 Noon.

Date: 11-13-18 Project Address: 997 Shawano Ave Project #: 75167 Appeal #: 18-077

PROPERTY OWNER	APPLICANT INFORMATION
Name: Ruesch, Martin	Name: Dalton Ruesch
Address: 997 Shawano Ave	Address:
City, State, Zip: Green Bay WI 54305	City, State, Zip
Phone: 715-459-5267	Phone:
Email: daltonruesch@gmail.com	Email:

Describe proposed plan:

Build 12x24 Garage (New) on parcel 3-1001 and join with Parcel 3-1003-1 (completed)
To make lot conforming with joining the parcels, existing parcel (3-1003-A) had garage (240 SF) on it. Now will also have new garage (288 SF) on parcel 3-1001

List variances required to implement the proposed plan (include ordinance numbers and short explanation of each):

13-615 Residential Accessory Buildings
Table 6-4 - max size 1st structure = 1000 SF
- max size 2nd structure = 150 SF

Describe what hardships are imposed by zoning ordinances listed in section above making conformity unfeasible or unnecessarily burdensome:

The current garage on this property is no longer accessible due to the fact there is no longer a shared driveway.

Describe what unique physical characteristics affect this property which prevent you from complying with the zoning ordinance:

The current garage is built behind the house on the West side of the lot where the old driveway had access. That driveway is no longer shared so we have to build a garage on the East side of the house where a new driveway will be installed.

Describe how granting this variance will neither harm public interest nor undermine the purpose of the ordinance:

I am trying to invest money into this property so it is no longer an eye sore on Shawano Ave. We have already installed new windows and painted the exterior. Now that we combined the lot next store it gives us an opportunity to build a new garage and allow for this property to have its own driveway.

Prepare and submit a copy of a site plan (NO LARGER THAN 11X17) detailing your request completely and any additional information which will support your variance request.

Signature of Applicant

Date

OFFICE USE ONLY:	Parcel# 3-1003-A	Residential \$75 ☒	Commercial \$150 ☐
District: 9 Zoning: R1	Meeting Date: 12-17-18	Receipt #: 12953-23	

11/14/18

SEE CORRESPONDENCE



10/19/2018
Scale 1:240

12x24 Garage / 12' Driveway



225

SEP 19 2018

Office of the City Assessor

Russell L. Schwandt
City Assessor

I/We request the following parcels be combined for the 2019 assessment year.

Parent parcel number and address: 3-1003-A 997 Shawano Ave. Green Bay WI 54301

Parcel number(s) of the properties to be combined with the parent parcel:

1. 3-1001
2. _____
3. _____

Please have the owner(s) sign and date the authorization below and return it by December 1st to:

City of Green Bay Assessor's Office
100 N. Jefferson Street, Room 102
Green Bay, WI 54301

If you have any questions, please feel free to contact our office at (920) 448-3066.

I/We, the owner(s) of the parcels listed above, authorize the City of Green Bay Assessor's Office to combine them.

9-17-18
Date
Dalton Ruesch
Print Name
715-459-3263
Phone

Dalton Ruesch
Signature
daltonruesch@gmail.com
E-mail

Print Name

Signature

Phone

E-mail

Check ✓
County ✓
Krisi ✓



Report to the
Zoning & Planning Board of Appeals
of the City of Green Bay

MEETING DATE

December 17, 2018

PREPARED BY

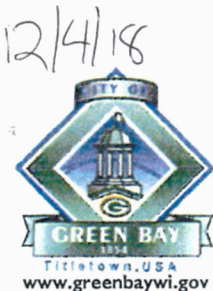
Paul Neumeyer, Staff

AGENDA ITEM # D.3.

Randall Dyle, property owner, proposes to retain a widen a driveway in a Low Density Residential (R1) District at 1031 Holzer Street. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-1705, driveway taper (Ald. R. Scannell, District 7).

BACKGROUND**RECOMMENDATION****FISCAL IMPACT****ATTACHMENTS**

- I. 1031 Holzer St



12/17/18
Zoning & Planning Board of Appeals

VARIANCE APPLICATION

Department of Community
and Economic Development
100 N. Jefferson Street, Rm 608
Green Bay, WI 54301-5026
(920) 448-3300 - phone
(920) 448-3426 - fax
www.greenbaywi.gov

Application Deadline: First Tuesday of the Month at 12 Noon.

Date: 11/16/18 Project Address: 1031 HOLZER Project #: 73448 Appeal #: 18-078

PROPERTY OWNER		APPLICANT INFORMATION	
Name:	DAVID & DONNA TENOR	Name:	DAVID & DONNA TENOR
Address:	1031 HOLZER ST	Address:	2244 Smithville Rd.
City, State, Zip	Green Bay WI	City, State, Zip	Green Bay, WI 54313
Phone:	920 499 5003	Phone:	920 499 5003
Email:		Email:	

Describe proposed plan: Add a single driveway to an existing single driveway. Noticed other driveways in neighbor hood were poured to side walk. I did the same.

List variances required to implement the proposed plan (include ordinance numbers and short explanation of each):

13-1705 Residential driveways.
The widened portion of the driveway must be tapered into the driveway at the property line over a distance of 5' or more.
* Permit was given out with Site Plan But was not completed per approved site plan

Describe what hardships are imposed by zoning ordinances listed in section above making conformity unfeasible or unnecessarily burdensome: We have many elderly people who walk with walkers & wheelchairs on the sidewalk in front of our house. If cut out 5' would cause more land ruts from cars driving over the grass area to park. The run off on sidewalk could be very slippery & dangerous to walkers. Safety is very important

Describe what unique physical characteristics affect this property which prevent you from complying with the zoning ordinance: Taking out the 5 foot area would constantly be ruts and mud because of driving over it. If there are 2 cars in old driveway they would have to drive over grass. There are 2 very large trees on existing single lane portion of driveway which by having the 5 foot piece in makes it easier to park. It is also cleaner for sidewalk & walkers.

Describe how granting this variance will neither harm public interest nor undermine the purpose of the ordinance:

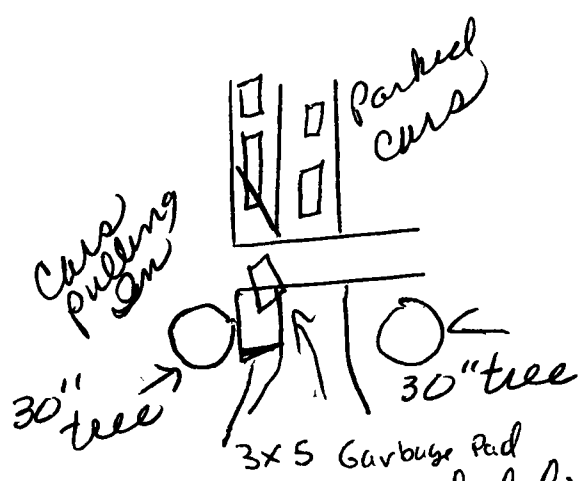
It makes the neighbor have more curb appeal than a sloppy mess. The other neighbors that put in driveways look neat & clean. The final project would be safer and neater. No complaints from neighbors on appearance.

Prepare and submit a copy of a site plan (NO LARGER THAN 11X17) detailing your request completely and any additional information which will support your variance request.

Signature of Applicant

Date

OFFICE USE ONLY:	Parcel# 18-1396	Residential \$75	Commercial \$150
District: 7 Zoning: R1	Meeting Date: 12/17/18	Receipt #: 12975-8	



They have 3 Children
4 Cars & work truck

When we asked about the
5x3 ft next to driveway
for garbage pick up, the
lady we talked to asked
the engineer of garbage pick
up if that would be O.K.
and He said yes



11.02.2018 15:08



11.02.2018 15:09

1031 Holzer

P#- 73448

DRIVEWAY expansion

Conditionally

APPROVED

BUILDING INSPECTION DIVISION
GREEN BAY, WISCONSIN

[Signature]

SEE CORRESPONDENCE



a compilation of records and data located in
City of Green Bay offices and is to be used for
ce purposes only. City of Green Bay is not
sible for any inaccuracies or unauthorized use of
rmation contained within. No warranties are



Scale 1:219